

130.A

Map

0001

Block

0011.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 523,800 /

USE VALUE: 523,800 /

ASSESSed: 523,800 /

Total Card /

Total Parcel

523,800

523,800

523,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
11		IRVING ST, ARLINGTON	

OWNERSHIP

Owner 1:	VAN GELDER ELIZABETH	
Owner 2:		
Owner 3:		
Street 1:	11 IRVING ST #1	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02476	Own Occ: Y

PREVIOUS OWNER

Owner 1:	STERNBERGH LYNN -	
Owner 2:	DONOGHUE ROBERT ALAN -	
Street 1:	11 IRVING ST #1	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1110 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7417																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	523,800			523,800
Total Card	0.000	523,800			523,800
Total Parcel	0.000	523,800			523,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		471.89	/Parcel: 471.89

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	523,800	0	.		523,800		Year end	12/23/2021
2021	102	FV	509,100	0	.		509,100		Year End Roll	12/10/2020
2020	102	FV	501,700	0	.		501,700	501,700	Year End Roll	12/18/2019
2019	102	FV	521,400	0	.		521,400	521,400	Year End Roll	1/3/2019
2018	102	FV	462,400	0	.		462,400	462,400	Year End Roll	12/20/2017
2017	102	FV	422,400	0	.		422,400	422,400	Year End Roll	1/3/2017
2016	102	FV	422,400	0	.		422,400	422,400	Year End	1/4/2016
2015	102	FV	366,400	0	.		366,400	366,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STERNBERGH LYNN	53464-151		8/28/2009		375,000	No	No		
STERNBERGH LYNN	46486-297		11/16/2005		1	No	No		
WELLS DEVELOPEM	34661-98		1/25/2002		299,275	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2013	794	Redo Kit	16,000					
6/4/2013	794	Redo Kit	16,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2021	Mail Update	MM	Mary M
7/23/2018	Measured	DGM	D Mann
4/30/2014	External Ins	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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apro

2023

Type:	99 - Condo Conv	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl: 1	Rating:	Very Good
WSFlue:	Rating:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM's: 5				BR's: 2			Baths: 1		HB	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	43.000000000
Name:	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	403.516
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	549048
Depreciation:	25256
Depreciated Total:	523791

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	423.69
Special Features:	0		Val/Su Net:	471.89
Final Total:	523800		Val/Su SzAd	471.89

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,110	403.520	447,903
Net Sketched Area:		1,110	Total:	447,903
Size Ad	1110 Gross Area	1110	FinArea	1110

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
03						
03						
10						

**MOBILE HOME**      Make:      Model:      Serial #      Year:      Color:

### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 130.A-0001-0011.0

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

